

EXHIBIT "A"

That portion of the Northeast quarter (NE¼) of Section 19, Township 1 North, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

Commencing at a 3 inch City of Phoenix brass cap in handhole marking the North quarter corner of said Section 19, being North 00°35'26" East 2636.43 feet from a ½ inch rebar with affixed washer stamped "LS 38862" marking the center quarter corner of said Section 19;

thence along the North-South mid section line of said Section 19, South 00°35'26" West 33.00 feet to the existing southerly right of way line of Lower Buckeye Road;

thence along said existing southerly right of way line of Lower Buckeye Road South 88°40'28" East 43.77 feet the POINT OF BEGINNING;

thence continuing along said existing southerly right of way line continuing South 88°40'28" East 378.57 feet;

thence continuing along said existing southerly right of way line South 87°07'51" East 472.73 feet;

thence continuing along said existing southerly right of way line South 01°19'32" West 36.45 feet;

thence continuing along said existing southerly right of way line South 87°14'25" East 112.40 feet to Point "A" for later identification;

thence continuing along said existing southerly right of way line continuing South 87°14'25" East 274.55 feet to the existing westerly right of way line of State Route 202L (SOUTH MOUNTAIN FREEWAY);

thence along said existing westerly right of way line South 43°19'41" East 65.12 feet;

thence continuing along said existing westerly right of way line South 15°08'07" West 599.71 feet to Point "B" for later identification at the northeasterly corner of a future billboard site;

thence the northerly line of said billboard site North 74°51'53" West 90.00 feet to the northwesterly corner of said billboard site;

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thence along the westerly line of said billboard site South 15°08'07" West 50.00 feet to Point "C" for later identification at the southwesterly corner of said billboard site;

thence along the southerly line of said billboard site South 74°51'53" East 90.00 feet to said existing westerly right of way line of State Route 202L at the southeasterly corner of said billboard site;

thence along said existing westerly right of way line of State Route 202L South 15°08'07" West 192.54 feet;

thence continuing along said existing westerly right of way line South 14°00'57" West 349.20 feet;

thence continuing along said existing westerly right of way line of State Route 202L South 09°16'19" West 465.70 feet;

thence continuing along said existing westerly right of way line South 04°20'08" West 362.57 feet;

thence continuing along said exiting westerly right of way line South 00°41'50" West 517.60 feet to the East – West mid section line of said Section 19;

thence along said East – West mid section line of Section 19 North 88°35'15" West 754.44 feet to the existing easterly right of way line of 63rd Avenue;

thence along said existing easterly right of way line of 63rd Avenue from a Local Tangent Bearing of North 01°24'09" West along a curve to the Left having a radius of 362.66 feet, a length of 225.76 feet;

thence continuing along said existing easterly right of way line of 63rd Avenue North 34°15'52" West 114.21 feet;

thence continuing along said existing easterly right of way line of 63rd Avenue along a curve to the Right having a radius of 299.66 feet, a length of 28.90 feet;

thence North 00°35'26" East 989.74 feet;

thence North 00°49'31" East 1285.18 feet to the POINT OF BEGINNING.

The parcel of land herein conveyed shall have no right or easement of access to or from said State Route 202L or to or Lower Buckeye Road, provided however, that limited access of "Right in and Right Out Only" traffic movement shall be permitted to Lower Buckeye Road westerly of the above described Point "A".

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VISIBILITY EASEMENT NO. 1:

BEGINNING at Point "B" as described above;

thence along the northerly line of said billboard site North 74°51'53" West 90.00 feet to the northwesterly corner of said billboard site;

thence North 23°40'12" East 606.43 feet to said existing westerly right of way line of State Route 202L;

thence along said westerly right of way line of State Route 202L South 15°08'07" West 599.71 feet to the POINT OF BEGINNING.

VISIBILITY EASEMENT NO. 2:

BEGINNING at Point "C" as described above;

thence along the southerly line of said billboard site South 74°51'53" East 90.00 feet to said existing westerly right of way line of State Route 202L at the southeasterly corner of said billboard site;

thence along said westerly right of way line of State Route 202L South 15°08'07" West 192.54 feet;

thence continuing along said westerly right of way line South 14°00'57" West 349.20 feet;

thence North 05°00'04" East 550.27 feet to the POINT OF BEGINNING.

The Grantee, its successors and assigns, shall not place any visual obstruction above the elevation 1040, per NGVD29-City of Phoenix datum, and shall not construct or allow to be constructed any improvements, nor plant or allow to be planted any trees or vegetation or obstruction above the elevation 1040 per NGVD29-City of Phoenix datum within said Visibility Easements which will prevent or impair visibility from State Route 202L of the billboards that may be constructed on the proposed billboard site.

ALSO RESERVING a Blanket Easement over the above described property to provide access to and utilities for the billboards that may be constructed upon the proposed billboard site.